



WAKEFIELD  
01924 291 294

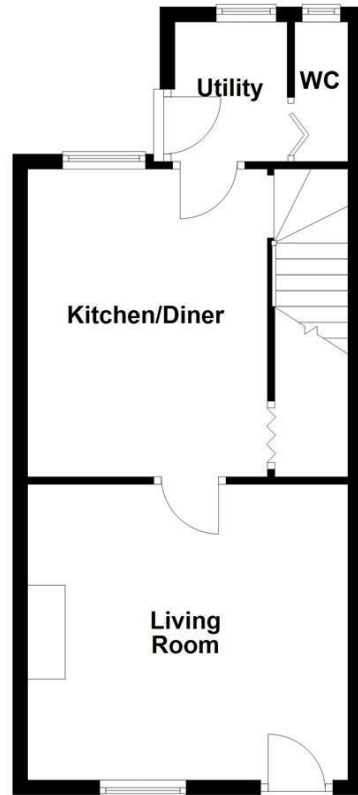
OSSETT  
01924 266 555

HORBURY  
01924 260 022

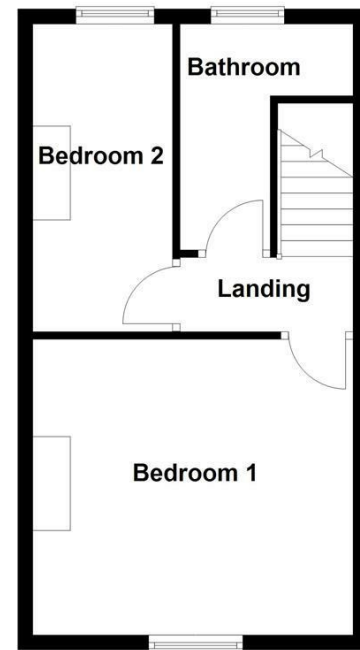
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

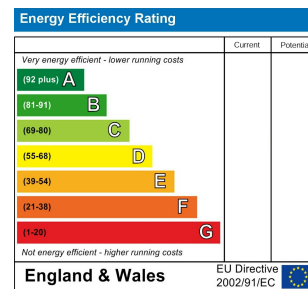
**Ground Floor**  
Approx. 39.3 sq. metres (422.8 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (373.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.9 sq. feet)



**IMPORTANT NOTE TO PURCHASERS**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**19 Charleville, South Elmsall, Pontefract, WF9 2PB**

**For Sale Freehold £130,000**

Situated in the highly regarded South Elmsall area of Pontefract, this well presented two bedroom mid terrace home offers spacious and versatile accommodation throughout. Boasting attractive front and rear gardens, off road parking and excellent reception space, this superb property is an ideal opportunity for a range of purchasers and is certainly not to be missed.

The accommodation briefly comprises a welcoming living room leading through to a spacious kitchen diner. The kitchen provides access to the first floor landing, useful understairs storage, and a separate utility room, which in turn leads to the rear garden and ground floor WC. To the first floor are two well proportioned bedrooms, the house bathroom and loft access from the landing. Externally, to the front of the property is a lawned garden with pathway leading to the entrance door, enclosed by boundary walling and gated access. To the rear is a low maintenance garden featuring artificial lawn and a raised decked seating area, ideal for outdoor dining and entertaining. Beyond this is further space suitable for a timber shed together with off road parking for one to two vehicles, enclosed by timber fencing.

South Elmsall remains a popular and convenient residential location, appealing to first time buyers, professional couples and investors alike. A range of shops, schools and everyday amenities can be found within walking distance, together with local bus routes nearby. South Elmsall is also well placed for Moorthorpe Railway Station, offering links to major cities, while the nearby A1(M) provides excellent access to both the M62 motorway and M1 motorway for those commuting further afield.

Only a full internal inspection will truly reveal all that this property has to offer, and an early viewing is highly recommended to avoid disappointment.



## ACCOMMODATION

### LIVING ROOM

12'11" x 14'0" [max] x 12'7" [min] [3.95m x 4.27m [max] x 3.86m [min]]

A UPVC front entrance door leads into the living room, having a UPVC double glazed window to the front elevation, feature fireplace with stone hearth and wooden mantel, central heating radiator, and access through to the kitchen diner.



### KITCHEN DINER

13'5" x 10'6" [max] x 8'11" [min] [4.10m x 3.22m [max] x 2.72m [min]]

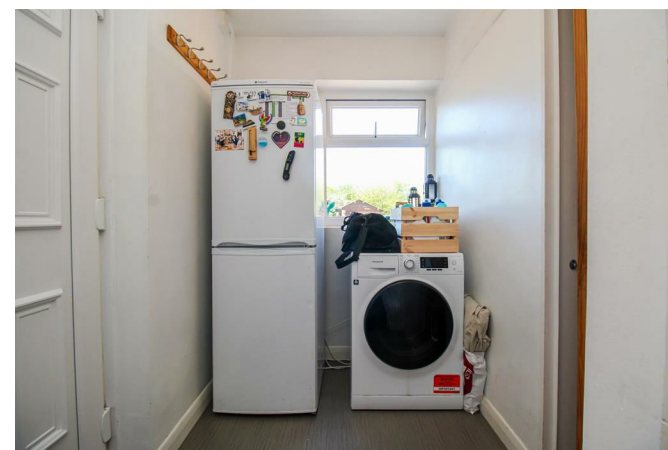
Having UPVC double glazed window to the rear elevation, door providing access to the utility room, staircase rising to the first floor landing, useful understairs storage cupboard, central heating radiator, and a range of modern wall and base units with

laminated work surfaces over. Stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring electric hob with stainless steel splashback and extractor canopy above, together with integrated oven.

### UTILITY ROOM

4'10" x 6'6" [1.48m x 2.0m]

With folding door leading to the downstairs WC, UPVC double glazed window to the rear elevation, UPVC external door providing access to the rear garden, space for fridge freezer, and plumbing for a washing machine.



### DOWNSTAIRS W.C.

6'0" x 2'3" [1.85m x 0.71m]

Having frosted UPVC double glazed window to the rear elevation, central heating radiator, low flush WC, and wash hand basin with tiled splashback.

## FIRST FLOOR LANDING

With loft access hatch and doors leading to two bedrooms and the house bathroom.

### BEDROOM ONE

12'11" x 14'1" [max] x 12'9" [min] [3.95m x 4.30m [max] x 3.90m [min]]

Having UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO

13'5" x 6'0" [max] x 4'9" [min] [4.10m x 1.85m [max] x 1.47m [min]]

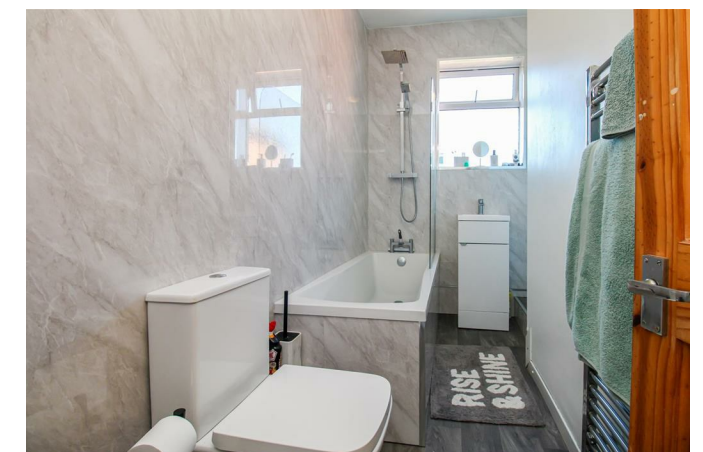
Having UPVC double glazed window to the rear elevation and central heating radiator.



### HOUSE BATHROOM

10'2" x 7'7" [max] x 4'1" [min] [3.11m x 2.32m [max] x 1.26m [min]]

Having frosted UPVC double glazed window to the rear elevation, chrome heated towel radiator, Ideal combination boiler, wash hand basin set within a storage unit with cupboards below, and panelled bath with mixer tap, shower attachment and glazed shower screen with partial wet wall panelling.



## OUTSIDE

To the front, the property enjoys a lawned garden with concrete pathway leading to the entrance door, enclosed by walls, timber fencing and hedging, with gated access. To the rear is a low maintenance garden incorporating artificial lawn and a raised decked patio area, ideal for outdoor dining and entertaining. A pebbled pathway leads to the rear where there is off road parking for one to two vehicles via a tarmac driveway, together with space for a timber built shed. The garden is fully enclosed by timber fencing.



## COUNCIL TAX BAND

The council tax band for this property is A.

## FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.